

LEGEND

- FLAG POLE
STORM MANHOLE
GRATE INLET (ROUND)
DRAIN (ROUND)
DRAIN
TRAFFIC SIGNAL POLE
PARKING METER POST
LIGHT POLE
LAMP POST
ELECTRIC MANHOLE
ELECTRIC JUNCTION BOX
UTILITY MANHOLE
SANITARY SEWER MANHOLE
COMMUNICATION MANHOLE
WATER METER
WATER MANHOLE
IRRIGATION VALVE
FIRE HYDRANT
SPIGOT
STAND PIPE
SIAMESE CONNECTION
GAS VALVE
TELEPHONE MANHOLE
GUY POLE
METAL FENCE
BOLLARD
SIGN
MAIL BOX
PERMANENT UNDERGROUND EASEMENT
PERMANENT SURFACE EASEMENT

LEGAL DESCRIPTION

BEING all those parcels of land situate in the District of Columbia and being more particularly described as follows:

Being Lots 25 and 26 in Square 325 as shown on a Plat of Subdivision recorded in Subdivision Book 143 at Page 25 among the Records of the Office of the Surveyor for the District of Columbia.

AND

Being part of Lots 2, 3, 4 and 5 in Square 325 as shown in Original Record of Squares Book 2 at Page 325 and, part of Lot 23 as shown on a Plat of Subdivision in Subdivision Book 27 at Page 18, both recorded among said Records of the Office of the Surveyor. At the date hereof, the above described land is designated in the Records of the Assessor for the District of Columbia for assessment and taxation purposes as A&T Lot 819 and on file among said Records of the Office of the Surveyor on A&T Plat No. 3467-R.

AND

Being part of said Lot 2 in Square 325 as shown in said Original Record of Squares Book 2 at Page 325. At the date hereof, the above described land is designated in said Records of the Assessor for the District of Columbia for assessment and taxation purposes as A&T Lot 820 and on file among said Records of the Office of the Surveyor on A&T Plat No. 3467-R.

AND

Being that portion of C Street, S.W., closed, as shown on a Plat entitled "Closing of Parts of Virginia Avenue, C Street, 11th Street, S.W., Alleys in Squares 326, 351, 352, 383, 384 & 385. Also Transfer of Jurisdiction" as recorded in Subdivision Book 133 at Page 25 among said Records of the Office of the Surveyor. At the date hereof, the above described land is designated in the Records of the Assessor for the District of Columbia for assessment and taxation purposes as A&T Lot 807 in Square 326 and on file among the Records of the Office of the Surveyor on A&T Plat No. 3875.

All being more particularly described in one parcel as follows:

BEGINNING at a point on the east line of 12th Street, S.W. (85 feet wide), said point being the intersection of the east line of said 12 Street, S.W. and the south line of former C Street, S.W., closed, as shown on said Subdivision Book 133 at Page 25; thence running with said east line

1. Due North, 256.40 feet (per record and survey) to a point; said point being the intersection of the east line of said 12th Street, S.W. and the westerly line of 12th Street Expressway, S.W. (variable width) as shown on a Plat of Computation recorded in Survey Book 172 at Page 437 (Surveyor's Office Map #8357); thence running with said westerly line the following two (2) courses and distances

2. South 39° 12' 16" East, 188.84 feet (per record and survey) to a point; thence

3. South 31° 11' 20" East, 128.67 feet (per record and survey) to a point intersecting said south line of former C Street, S.W., closed; thence binding on and running with said south line

4. Due West, 186.00 feet (per record and survey) to the Point of Beginning.

CONTAINING a record area per tax assessment records of 25,541 square feet or 0.58634 of an acre of land and a surveyed area of 25,539 square feet or 0.58628 of an acre of land, more or less.

Subject to all easements, rights of way, and/or restrictions of record.

ACCESS EASEMENT
(SEE GENERAL NOTE NO. 15)

Being that portion of C Street, SW, closed, lying immediately east of 12th Street, S.W., as shown on a Plat of Subdivision recorded September 10, 1965 in Subdivision Book 133 at Page 25 among the Records of the Office of the Surveyor for the District of Columbia; and being more particularly described as follows:

Beginning at a point on the east line of 12th Street, SW (85 feet wide), said point being Due North, 307.75 feet from the southwest corner of Square 326; said point of beginning also being at the intersection of the east line of 12th Street, SW and the south line of former C Street, SW, closed, as shown on said Subdivision Book 133 at Page 25; thence running with said east line of 12th Street, SW and along the outline of former C Street, SW, closed

1. Due North, 80.00 feet (per record and survey) to a point at the intersection with the northerly line of said former C Street, SW, closed; thence binding on and running with the outline of former C Street, SW, closed

2. Due East, 137.57 feet (per record and survey) to a point on the westerly line of 12th Street Expressway, S.W. (variable width) as shown on a plat of subdivision entitled "Land Set Aside for Public Highway" recorded February 13, 1969 in Subdivision Book 139 at Page 25; thence binding on and running with said westerly line and continuing along the outline of former C Street, SW closed

3. South 31° 11' 20" East, 93.52 feet (per record and survey) to a point intersecting said south line of former C Street, SW, closed; thence binding on and running with said south line

4. Due West, 186.00 feet (per record and survey) to the Point of Beginning;

Containing a computed area of 12,943 square feet or 0.29713 of an acre of land, more or less.

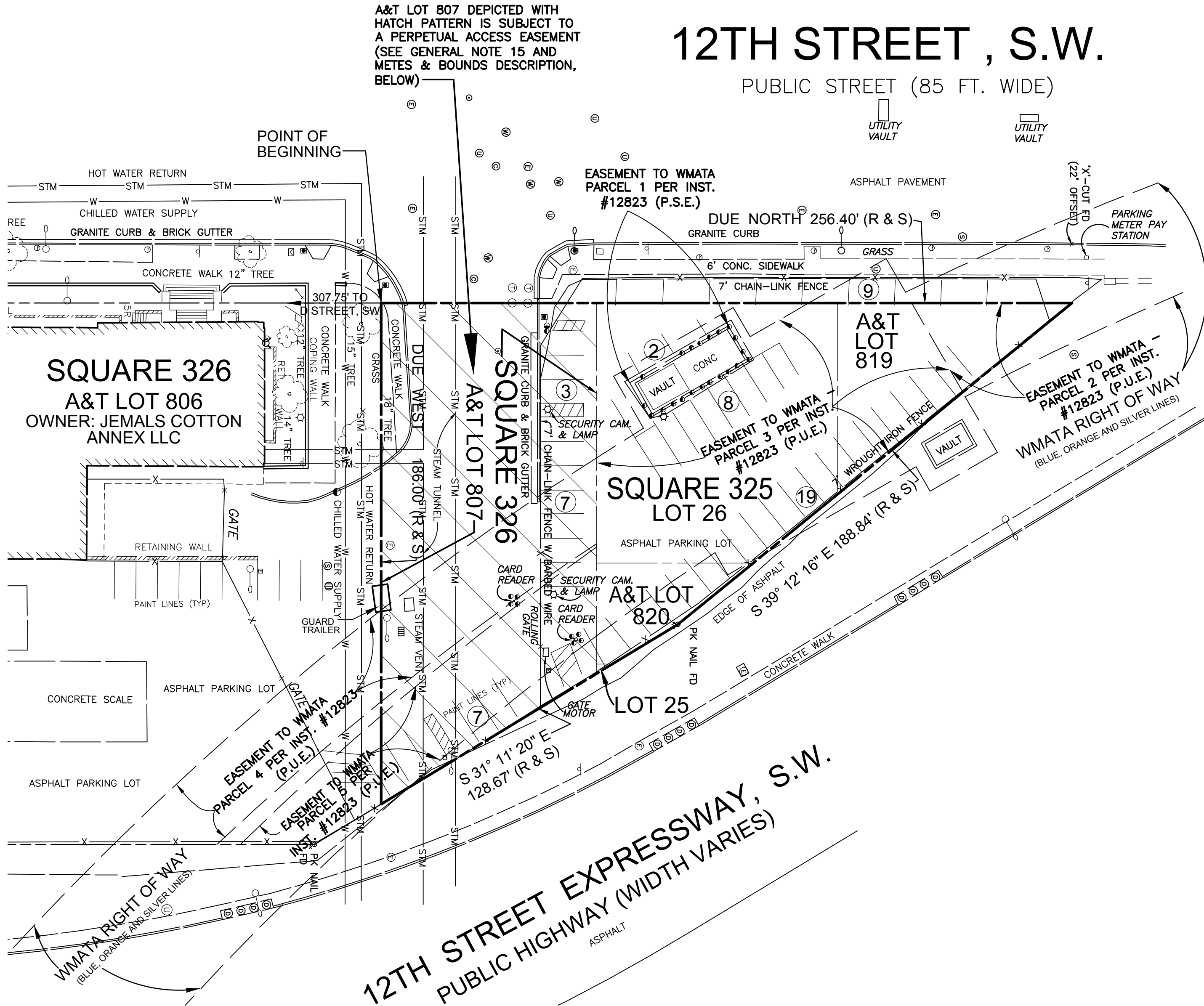
Note: At the date hereof the above described property is known for assessment and taxation purposes as Lot 807 in Square 326.

Subject to all easements, rights of way and/or restrictions of record.

D.C.S.O. MERIDIAN

12TH STREET, S.W.

PUBLIC STREET (85 FT. WIDE)



GENERAL NOTES

- AREA:
LOTS 25, 26, A&T LOTS 819 & 820 - SQUARE 325 AND A&T LOT 807 - SQUARE 326:
25,541 SQ. FT. OR 0.58634 AC. (ASSESSED)
25,539 SQ. FT. OR 0.58628 AC. (SURVEY)
- PROPERTY SHOWN AMONG THE RECORDS OF THE D.C. SURVEYOR'S OFFICE AS FOLLOWS:
ORIGINAL RECORD OF SQUARES BOOK 2 - PAGE 325
SUBDIVISION BOOK 143 - PAGE 25
SUBDIVISION BOOK 139 - PAGE 25
SUBDIVISION BOOK 133 - PAGE 25
SUBDIVISION BOOK 27 - PAGE 18
SURVEY BOOK 1000 - PAGE 137
SURVEY BOOK 193 - PAGE 140
SURVEY BOOK 187 - PAGE 250
SURVEY BOOK 175 - PAGE 472
SURVEY BOOK 172 - PAGE 437
ASSESSMENT AND TAXATION PLAT NO. 3875
ASSESSMENT AND TAXATION PLAT NO. 3467-R
- PROPERTY SHOWN AMONG WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) RECORDS: ARDMORE ROUTE DRAWING NOS. D4a-R-1, D4a-R-6, D4a-PP-1
- PROPERTY ZONED: D-8 (DOWNTOWN ZONE) MIXED USE, HIGH DENSITY DEVELOPMENT BASED ON DISTRICT OF COLUMBIA OFFICE OF ZONING WEBSITE.
- THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ANY SPECIAL FLOOD PLAIN HAZARD AREA AS ESTABLISHED BY THE U. S. DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 1100010019C, EFFECTIVE DATE SEPTEMBER 27, 2010. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- A REPORT OF TITLE PREPARED BY ANSWER ABSTRACTS, DATED AUGUST 10, 2017, FILE REFERENCE NO. X, WAS PROVIDED BY THE GENERAL SERVICES ADMINISTRATION AND WAS EXAMINED AND RELIED UPON IN PREPARING THIS SURVEY AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE REPORT OR EASEMENTS WHICH THE UNDERSIGNED HAS BEEN ADVISED OR HAS KNOWLEDGE, HAVE BEEN LISTED AND PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- PROPERTY CORNER MARKERS WERE NOT INSTALLED BY THIS SURVEY.
- BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE FIELD. INsofar AS POSSIBLE, PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE BY THE OFFICE OF THE SURVEYOR, D.C.
- THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE FROM FIELD INVESTIGATION, VISIBLE FIELD EVIDENCE AND AVAILABLE RECORDS AND CANNOT BE GUARANTEED. CONTRACTOR/ENGINEERS SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATIONS AND SHOULD CALL MISS UTILITY (800-757-7777) AT LEAST 48 HOURS IN ADVANCE.
- 55 STRIPED PARKING SPACES CURRENTLY EXISTING ON SITE OF WHICH 1 FALLS PARTIALLY WITHIN THE PROPERTY OF ADJACENT LOT 806 AND 9 FALL PARTIALLY OR WHOLLY IN THE RIGHT OF WAY OF 12TH STREET.
- THERE ARE NO PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- THERE ARE NO KNOWN WETLANDS ON THE SITE.
- THE PROPERTY ABUTS, WITHOUT GAPS, GORES, OR STRIPS, 12TH STREET, S.W., WHICH IS A PUBLICLY MAINTAINED STREET. THE PROPERTY HAS VEHICULAR AND PEDESTRIAN INGRESS TO AND EGRESS FROM 12TH STREET, S.W.
- A PERPETUAL ACCESS EASEMENT HAS BEEN GRANTED TO JEMAL'S COTTON ANNEX, L.L.C., OWNER OF ADJACENT A&T LOT 806 IN SQUARE 326, BY THE UNITED STATES OF AMERICA ACTING BY AND THROUGH THE ADMINISTRATOR OF GENERAL SERVICES BY VIRTUE OF INSTRUMENT NO. 2017046596 RECORDED APRIL 27, 2017 BY THE DISTRICT OF COLUMBIA RECORDER OF DEEDS. THE PERPETUAL ACCESS EASEMENT IS EXACTLY CONTIGUOUS WITH A&T LOT 807 AND THE CLOSED C STREET, SW RIGHT OF WAY. THE DESCRIPTION OF SAID ACCESS EASEMENT HAS BEEN SHOWN HEREON.

SURVEYOR'S CERTIFICATE

TO: UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION; ANSWER ABSTRACTS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 8, 9, 11, 13 AND 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED JUNE 5, 2018.

DATE OF PLAT OR MAP: JUNE 14, 2018

[Signature] 6-14-18

DANIEL R. SCHRIEVER
LICENSED LAND SURVEYOR DISTRICT OF COLUMBIA,
LICENSE NO. LS 900569
FOR A. MORTON THOMAS & ASSOCIATES, INC.



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

ALTA / NSPS LAND TITLE SURVEY

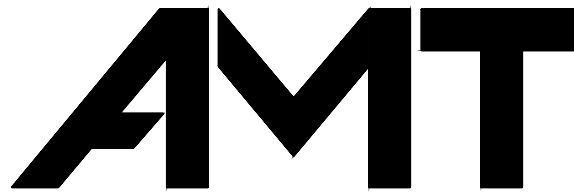
12TH & C STREET, SW
LOTS 25, 26, A&T LOTS 819 & 820 - SQUARE 325
A&T LOT 807 - SQUARE 326

WARD 2

ANC 6D

DISTRICT OF COLUMBIA

| SCALE | CONTOUR INTERVAL | A.M.T. FILE No. |
|-------------------|--------------------------------|-------------------|
| 1"=30' | N/A | 114-111.005 |
| DATE JUNE 2018 | BAIST MAP VOL. 2 PLAN 1B | SHEET 1 |



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|-------|-----|------------|------------------------------------------|----|--------|
| RES. | AMT | | | | |
| SURV. | AMT | | | | |
| COMP. | AMT | | | | |
| DES. | AMT | | | | |
| DRN. | CS | 06-14-2018 | SURVEY REVISED PER COMMENTS AND REISSUED | CS | DRS |
| CHK. | DS | 06-08-2018 | SURVEY ISSUED | CS | DRS |
| | | DATE | REVISION | BY | APP'R. |